

Conservation Team Advice

Date: 13th October 2025
Application Ref: SMD/2025/0393
Site Address: Willowshaw Farm, Cloudside, Congleton
Proposal: Demolition of existing garage, store and outbuildings, single storey extension to dwelling, erection of detached garage and alterations and change of use of adjoining barn to form additional living accommodation

Heritage assets affected:		
Designated Heritage Asset(s):	☐	
Non-Designated Heritage Asset(s):	☒	Willowshaw Farm

Conservation Advice

Summary of Significance

The proposal would involve alterations to a potential Non-Designated Heritage Asset (NDHA). The farm and barns are visible on late-19th century mapping (see Fig.1). They are primarily constructed in coursed rough squared stone, with a small portion in brick, and a pitched tiled roof with kneelers. Whilst there have been some alterations, the significance of the buildings derives from its association with development of historic farmsteads, illustrative of vernacular construction and agrarian character. With reference to the Council's 'Local Heritage Register SPD', the farmhouse and barns would likely meet the selection criteria due to their architectural interest, historical interest and group value.

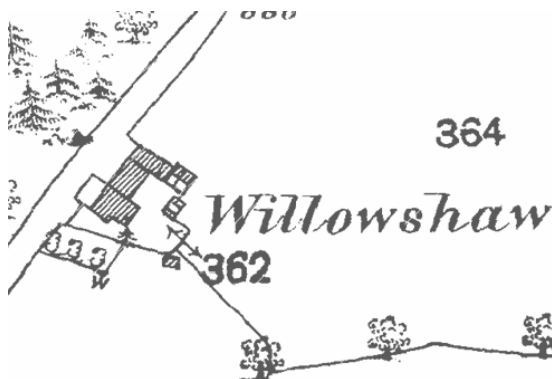


Fig. 1 c.1877-87 OS map [online] (Staffs County Council)

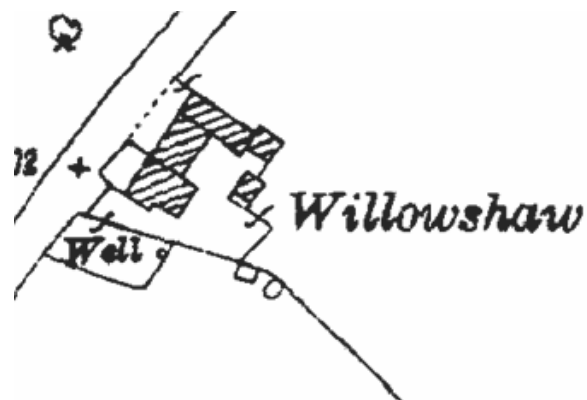


Fig. 2 c.1922-25 OS map [online] (Staffs County Council)

Assessment and Impact

The proposal seeks permission to convert the rear outbuildings to ancillary accommodation for the principal dwelling and construction of a new garage to the southeast.

Conversion of barns

The proposal would involve the demolition of a store and attached garage to the rear of the farmhouse, the latter of which appears to be a modern addition. The removal of these features would unlikely have a harmful impact on the significance of the Non-Designated Heritage Asset (NDHA).

The proposed conversion to the stone and brick barns would be relatively sympathetic through the reuse of existing openings, which would help maintain the agrarian character of the building well. It is noted that more contemporary alterations are proposed to the rear wing, with multiple bi-fold doors/large expanses of glazing introduced. Whilst this part of the building appears to be a later addition, it would be recommended that the number of new openings is reduced to minimise the domestic appearance of the conversion and help maintain the overall agricultural character of the buildings.

Other alterations include an extension to the dwelling and a detached garage, which would unlikely harm or impact the character of the NDHA.

Legislation and Policy

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (par.216).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

Conclusions and Recommendations

In summary, the proposal would likely have a minor harmful impact on the significance of the Non-Designated Heritage Asset. Whilst the proposal would not result in total loss of the significance of the NDHA (par.216 of NPPF and policy DC2 of the local development framework), it would still be recommended there are alterations to the design to make it more sympathetic to the farmstead's character. In principle, there are no objections from a conservation perspective. But, as mentioned above, it would be recommended that the number of new openings to the cattle shed are minimised or altered in design to reduce the domestication of the building's character and appearance.

Notwithstanding the above recommendations, we would suggest the following conditions for any approval:

- No works shall commence until a programme of historic building recording in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' Level 2 has been submitted to and agreed in writing by the Local Planning Authority. Following approval of the submitted report, the completed building recording report shall be deposited with the relevant Historic Environment Record (HER) within 1 month of this agreement.

Reason: To ensure and safeguard the recording and inspection of matter of historic importance associated with the building.

- No works to the conversion hereby approved shall be commenced in respect of the features identified below, until details of their design, fixing and finish in the form of manufacturer's specification or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.
 - External windows including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars.
 - Treatment of window and door heads and cills
 - Details of any re-roofing, including sample of any new tiles
 - Extractor vents, flues and/or airbricks
 - Soil and vent pipes

Reason: In order to preserve the agrarian character of the Non-Designated Heritage Asset.

- Before any construction occurs above damp proof course (DPC) for the garage hereby approved, details of the following features (and samples upon request) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.
 - Stonework for the external walling, including details of the type, finish, coursing, quoins and pointing
 - Roof tile
 - Ridge, verge and eaves details
 - Garage doors

Reason: In the interests of visual amenity.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

Class AA: Enlargement of a dwellinghouse by construction of additional storeys.

Class A: The enlargement, improvement or other alteration of a dwellinghouse.

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C: Any other alteration to the roof of a dwellinghouse.

Class D: The erection or construction of a porch outside any external door of a dwellinghouse.

Class E: Buildings etc incidental to the enjoyment of a dwellinghouse.

Class F: Hard surfaces incidental to the enjoyment of a dwellinghouse.

Class G: Chimneys, flues etc on a dwellinghouse.

Class H: Microwave antenna on a dwellinghouse.

Or Schedule 2, Part 2:

Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class B: Means of access to a highway.

Class C: The painting of the exterior of any building.

Or Schedule 2, Part 40 of the Order in respect of:

Class A: The installation, alteration or replacement of solar PV or solar thermal equipment.

Class B: The installation, alteration or replacement of standalone solar within the curtilage of a dwelling house.

Class C: The installation, alteration or replacement of a ground source heat pump within the curtilage of a dwellinghouse.

Class D: The installation, alteration or replacement of a water source heat pump within the curtilage of a dwellinghouse.

Class E: The installation, alteration or replacement of a flue, forming part of a biomass heating system, on a dwellinghouse.

Class F: The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse.

Unless consent has firstly be granted in the form of a separate planning permission.

Reason: To ensure that any proposed further alterations or extensions are sympathetic to the original design and layout in this location.

Conservation Officer: Megan Atkinson